

ATTACHMENT 1

FINDINGS - EXHIBIT A SUB2012-00051 / COAL13-0056

Lot Line Adjustment

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment will result in two parcels equal to the current situation but with different configuration of the shared lot line, and will not result in the creation of any additional parcels and meets minimum parcel size requirements.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.

Environmental Determination

- D. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15305 because the project is a minor lot line adjustment that will not result additional parcels or create any adverse impacts to the environment.